



**CITY OF METHUEN, MASSACHUSETTS  
COMMUNITY DEVELOPMENT BOARD**

**APPLICATION FOR SPECIAL PERMIT UNDER THE  
REQUIREMENTS OF THE ZONING ORDINANCE**

This form must be typewritten

APPLICANT: Cafua Realty Trust XXV LLC &  
Cafua Realty Trust XCIX LLC

ADDRESS: 280 Merrimack Street  
Methuen, Ma 01844

1. Application is hereby made for a Special Permit under Section(s) XI-D(12)

~~Paragraph~~ Drive up window/food service of the Zoning By-Laws.

2. Assessor Parcel ID of all affected parcels, location and general description of property bounded and described as follows:

Parcel ID: 610-58-5 & 610-58-4

b. Premises affected are in Zoning District BH.

3. Ownership:

a. Name and address of owner (if joint ownership, give all names):

Cafu Realty Trust XXV LLC & Cafu Realty Trust XCIX LLC  
280 Merrimack Street, Methuen, Ma 01844.

b. If applicant is not owner, check his/her interest in the premises:

	Prospective Purchaser Name	Address
	Lessee Name	Address
	Other Explain:	

## 4. General description of structure(s) and outline specifications \*

Site:	Vacant Land to be developed and a new building constructed upon it pursuant to the plan submitted.
Site Amenities:	Single one level retail coffee shop. The site consists of approximately one acre of land along a Business highway.
Exterior Building Construction:	Brick, wood, stucco construction.
Interior Building Construction:	Steel and wood construction.

Refer to plans numbered: \_\_\_\_\_ submitted with this application.

5. Has there been a previous petition, under zoning, on these premises: \_\_\_\_\_

If so, when: \_\_\_\_\_ 13846 296

6. Deed recorded in Registry of Deeds in: Book: 13846, Page: 311 or

Land Court Certificate Number: \_\_\_\_\_, Book: \_\_\_\_\_, Page: \_\_\_\_\_

7. How does the special permit meet the general requirements of Section XI-C of the Zoning Ordinance? (answer all sub-section and paragraphs in a separate report).

The proposed use is allowed on the site. The site will provide
sufficient space for safe traffic flow and parking on the site.
It is a service provided to the surrounding community and social s
tructure. There is a positive tax benefit and employment benefit
to the surrounding community. It is consistent with the nature and
business on the highway.

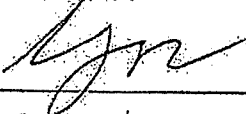
\* (Have additional sheets if necessary)

8. How does the special permit meet the general requirements of Section XI-D? (answer all paragraphs pertaining to requirements in a separate report).

The proposal serves social, economic and community needs. The
proposed use will result in no impact to traffic flow. The proposed
use will have no impact to public services. The neighborhood character
and social structure will not be impacted by the proposal. The proposed
use has no impact on the natural environment. The use will have no
impact on the City services. The proposed use is consistent with
the City of Methuen Master plan.

I agree to pay for advertising in newspaper and incidental expenses:

APPLICANT(S) SIGNATURE:

  
3-6-24  
Greg Nolan  
 Print Name

\_\_\_\_\_  
 Print Name